

AGENDA



Recommendation for Council Action

Austin City Council		Item ID	46357	Agenda Number	95.
Meeting Date:	6/18/2015			Department:	Planning and Zoning
Subject					
Approve a resolution affirming CodeNEXT Approach 2.5, relating to the degree to which the Land Development Code will be amended.					
Amount and Source of Funding					
Fiscal Note					
Purchasing Language:					
Prior Council Action:	June 12, 2012 – Council unanimously adopted Imagine Austin. November 1, 2012 – Council briefing on process to revise Austin's Land Development Code. December 6, 2012 – Code Advisory Group established. January 31, 2013 and February 14, 2013 – Members nominated to Code Advisory Group. March 21, 2013 – Council selects Opticos Design as lead consultant. May 20, 2014 – Council work session on Code Diagnosis. October 23, 2014 – Council conducted a public hearing. November 6, 2014 – Council closed the public hearing. November 20, 2014 –Council approved an approach that blended Approach 2 and Approach 3, and thus was dubbed “Approach 2.5.”				
For More Information:	Jim Robertson, 512-974-3564.				
Council Committee, Boards and Commission Action:	September 9, 2014 – Waterfront Planning Advisory Board Briefing. No action taken. September 9, 2014 – Approved by the Community Development Commission on an 8-0 vote. September 16, 2014 – Approved by the Zoning & Platting Commission on a 5-1 vote with Commissioner Seeger absent, with motion to recommend Approach Alternative 2 The Deep Clean to revise the Land Development Code. September 17, 2014 – Approved by the Environmental Board on a 5-2 vote with Commissioners Maxwell and Perales voting against, recommendations # 2 and # 3 of the CodeNEXT project. September 18, 2014 – Urban Transportation Commission briefing. No action taken. September 23, 2014 – Approved by the Planning Commission on a 7-1 vote with Commission Hatfield absent. September 22, 2014 – Land Development Code Advisory Group. No action taken. October 20, 2014 – Approved by the Land Development Code Advisory Group on a 6-3 vote with members Reis, Duncan, and Jack voting against, recommending Approach 2 but changing the level of content rewriting from medium to high, and changing the amount of form-based development standards from medium to high. June 15, 2015 - To be reviewed by the Planning and Neighborhoods Committee.				

MBE / WBE:	
Related Items:	
Additional Backup Information	
<p>CodeNEXT is the name given to the project to revise Austin's Land Development Code. The project sprang directly out of the Imagine Austin Comprehensive Plan. Priority Program No. 8 of the Plan is stated as, "Revise Austin's development regulations and processes to promote a compact and connected city." Earlier work in the CodeNEXT project produced a series of reports including the "Listening to the Community Report," the "Land Development Code Diagnosis," and the "Community Character Manual." In September 2014, the project team released the "Code Approach Alternatives and Annotated Outlines." The Code Approach Alternatives & Annotated Outlines document examined the basic "elements" that go into a land development code: How it is formatted and organized? How it is used to evaluate and approve permits for development projects? What kinds of regulations are applied and how? The Code Approach Alternatives report also describes three possible frameworks or approaches to revamping our code, and analyzed how each might perform in overcoming challenges with the current code and helping achieve the vision of Imagine Austin. The three approaches were described as: Approach 1 ("Brisk Sweep"); Approach 2 ("Deep Clean and Reset"); and Approach 3 ("Complete Makeover").</p> <p>On November 20, 2014, the Austin City Council approved an approach that blended Approach 2 and Approach 3, and thus was dubbed "Approach 2.5." Staff's recommendation is that the prior Council action – directing the CodeNEXT to undertake "Approach 2.5" – be affirmed.</p> <p>Based on the direction received from Council regarding Code Approach, the CodeNEXT team (City Staff and consultants) will work over the coming months to develop a draft revised Land Development Code for review first by City Staff, then by the public, boards and commissions, and any Council-appointed Code Advisory Group, and ultimately by Council.</p>	